

APPROVED

BOROUGH OF ALBURTIS
PLANNING COMMISSION
Meeting Minutes of July 18, 2023

The July 18, 2023, meeting of the Alburtis Planning Commission was called to order by Micheal Wambaugh at 7:05 p.m. The meeting was held at Alburtis Borough Hall and also via a Zoom link. The meeting was open to the public where participants could attend in person or by using an assigned link and access code.

Members in attendance:

Stephen Nemeth	Jason Douglas
Michael Wambaugh	Steve Mehl

Associates of Alburtis in attendance:

David Knerr, Borough Solicitor

Visitors in Attendance:

Sean Wursta, 410 Enterprises, LLC; Kevin Fogerty- esquire; Mark Luethe- Lehigh Engineering

121 S. Main Street – Kevin Fogerty mentioned that the prior owner proposed a 5 residential unit. Wants to make sure parking matches up. 2 spaces per unit. Commercial use: applicant is proposing to put his office in there. Has been currently working out of his house, will be moving filing cabinets and business furniture.

Mike Wambaugh asked if Sean will be moving his LLC to the location. Sean confirmed. Dave Knerr mentioned that he would be coming and going between the hours of 9am and 5pm, he has several development projects that he is dealing with. Dave Knerr mentioned that this does qualify the use. Dave Knerr mentioned that in the commercial district you can have up to 75% residential, potential issue that he sees, para phrase all residential uses must at least be 650 sq ft. 2 units are smaller than that figure. Kevin Fogerty agreed that they must fix the footage. Dave Knerr recommendation to planning commission is that they make the recommended changes to the plan.

Engineer report mentioned short on aisle width; Engineer meeting the constraints of the 1st would need to get a variance on a 19ft stall length requirement. Dave Knerr mentioned the last time, the previous applicant needed 14 spots because he needed to meet the requirement with the café. You may be able to get one less space in there due to this commercial use. 1415.1 allows you to request a reduction of your use; allows you to reduce your amount of off-street parking. It was the equation for the calculation for the spaces; café had evening hours. What Dave is saying since you don't need that you only need 10-1-1. Mark Luth believes they should be able to make it work; asked if you can count off street parking, Dave said no; Street parking can not go into the equation. One thing to keep in mind is if you plan to make this your office for the long term it's no problem; but if you change the use then you may run into larger parking requirements. Mark Luth mentioned that they plan to meet the 650 sq ft in each unit and the parking requirement. Kevin Fogerty mentioned that we must comply. Mark Luth asked if architect and engineer got back to the drawing board, would they resubmit to the planning commission? Dave mentioned he is recommending that with those conditions they send it to council can take as long as you want as long as there is an extension letter otherwise you have 45 days from the date of the planning commission meeting.

The Alburdis Planning Commission has no issue with what is being proposed and Jason Douglas made a motion to recommend that Borough Council grant the approval of the Conditional Use Application for 121 S. Main Street as presented by 410 Enterprise, LLC pending they submit new drawings containing the updated 650 sq ft and the parking requirement. The motion was 2nd by Steve Mehl and a unanimous vote followed.

A motion to adjourn was made at 7:36 by Steve Mehl, 2nd by Jason Douglas and a unanimous vote followed.

Meeting minutes were prepared and submitted by

Stephen Nemeth

Stephen Nemeth, Secretary, Planning Commission.

APPROVED